

# LaGrange County Trending 2007

## Overview

LaGrange County is a rural farming community with Amish influences and extensive lake living and recreational areas. There is minimal industry and the commercial properties are concentrated in the Towns of LaGrange, Howe, Shipshewana, Topeka and Wolcottville.

Each ratio study is contained on a worksheet in the enclosed Excel spreadsheet. The tabs are self explanatory. The tab marked "Summary" lists the results of the study on a Township basis. There are separate tabs for each of the 7 property classes to be reviewed – residential vacant, residential improved, commercial vacant, commercial improved, industrial vacant, industrial improved and agriculture. All spreadsheets contain the thirteen entries required by 50 IAC 14-5-3 as well as the Median, COD and PRD.

In order to have the most sales for a meaningful and reflective analysis, 2004 sales were included in the ratio study. A 2.00% per year (applied by month) time adjustment was applied to the 2004 sales.

## Residential Improved and Vacant Analysis

The 2006 sales disclosure file lists 131 vacant residential sales with consideration (valid and invalid).

Of these 131 parcels:

- 29 were sold with improvements included in the sale price
- 17 were sales of campground lots with the majority of them including personal property such as camping trailers, row boats etc.
- 13 were multi-parcel sales that sold with a parcel that included an improved or agricultural parcel
- 4 sales of very small parcels that sold for less than \$1,000
- 1 duplicate sale
- 67 is the number of vacant residential sales with consideration that are useable

The ratio study includes 34 vacant residential sales which is a majority of the 2006 useable sales. There were insufficient valid vacant sales in Greenfield, Springfield and Eden Townships. Greenfield and Springfield are comparable to Milford Township and were assessed accordingly. Eden is comparable to Clearspring and was assessed accordingly.

All of the townships had enough residential improved sales to be evaluated on an individual basis. The 2006 sales disclosure file lists 664 sales with consideration (valid and invalid). There were 61 sales (property class 599) with consideration in the campground neighborhoods. The majority of these sales are unusable, as the improvements are wood decks, open frame porches, etc. attached to personal property campers. There were still enough useable sales to assess these four campground neighborhoods with 19 vacant sales and 21 improved sales from 2004 thru 2006. There

were 338 residential improved sales used, thus a majority of the sales with consideration were included in the study.

The ratio study for the residential improved and vacant sales shows that all Townships meet the State requirements for the Median, COD and PRD.

## Commercial Improved and Vacant Analysis

Due to the lack of valid sales in any given township and the fact that the county is fairly consistent, the townships were grouped together for the ratio study in this category. Commercial Improved and Commercial Vacant Median, COD and PRD fall with the state requirements on a countywide basis.

Furthermore, there were only 3 commercial valid vacant sales. Therefore, an analysis of all commercial land pricing was completed to verify that in all cases the commercial land was equal to or greater than a corresponding residential neighborhood.

## Industrial Improved and Vacant Analysis

There were only 2 useable industrial improved sales in 2004, 2005 and 2006. As indicated by the rule “If assessing officials determine that there are insufficient sales of commercial or industrial property in a township or county to determine an annual adjustment factor, the county shall use one (1) or more of the following too derive annual adjustment factors or modify the values of commercial and industrial property . . .” Since there were only 2 sales, Marshall and Swift cost analysis was used. Using the Comparative Cost Multipliers from the Fort Wayne area along with the 3 building classes most predominate in the county from Marshall & Swift, a cost factor of 1.046 was calculated. This factor was the increase from January 1, 2005 to January 1, 2006. The factor was then applied to all of the building type improvements in the county. An additional year of depreciation was applied to these buildings. The total previous building values were then compared to an updated building value based on the Marshall and Swift factor resulting in the annual adjustment factor of 1.03. This calculation is shown on the industrial improved tab of the spreadsheet.

This factor was then applied to the 2 useable industrial sales. With the factor applied, the 2 sales meet the State requirements for the Median, COD and PRD.

There were no useable industrial vacant sales. Therefore, an analysis of all industrial land pricing was completed to verify that in all cases the industrial land was equal to or greater than a corresponding residential neighborhood.

## Agricultural Vacant Ground Analysis

### Assessment to Assessment Study

24 Agricultural parcels were randomly selected from various Townships within the County. These parcels were sorted by soil type and soil productivity ID. The productivity factor of each entry was then multiplied by 1,140 (Agriculture base rate set

by State) and then multiplied by the entry acreage. This amount was then divided by the acreage amount to produce a per acre price.

This assessment to assessment analysis shows that entries with the same soil type and soil productivity are priced at the same per acre rate.

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